(Company No: 196901000472 (8812-M))

## Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 30 September 2023 - Unaudited

	Individual Period		Cumulat	Cumulative Period			
	3 month 30.9.2023 RM'000	s ended 30.9.2022 RM'000	9 montl 30.9.2023 RM'000	ns ended 30.9.2022 RM'000			
Revenue	58,776	43,546	150,689	125,168			
Cost of sales	(38,741)	(30,766)	(101,530)	(90,939)			
Gross profit	20,035	12,780	49,159	34,229			
Other items of income:							
<ul> <li>Interest income</li> </ul>	905	543	2,549	1,348			
– Other income	1,473	1	1,445	166			
Operating expenses	(7,948)	(4,022)	(15,704)	(10,258)			
<b>Operating profit</b>	14,465	9,302	37,449	25,485			
Finance costs	-	(2)	(2)	(5)			
Profit before taxation	14,465	9,300	37,447	25,480			
Taxation	(3,196)	(2,132)	(8,738)	(4,934)			
Profit after taxation	11,269	7,168	28,709	20,546			
Profit for the period	11,269	7,168	28,709	20,546			
Other comprehensive profit, net of	tax						
Items that may be reclassified subsequent to profit or loss:	uently						
Foreign currency translation							
differences for foreign operations	(122)	(398)	278	(112)			
Total comprehensive							
income for the period	11,147	6,770	28,987	20,434			

(Company No: 196901000472 (8812-M))

## Condensed Consolidated Statements of Comprehensive Income For The Financial Period Ended 30 September 2023 - Unaudited (Continued)

	Individual Period		Cumulat	ive Period	
	3 month	ns ended	9 months ended		
	30.9.2023 RM'000	30.9.2022 RM'000	30.9.2023 RM'000	30.9.2022 RM'000	
Profit attributable to:					
Owners of the Company Non-controlling interests	10,796 473	7,419 (251)	28,047 662	21,035 (489)	
Profit for the period	11,269	7,168	28,709	20,546	
Total comprehensive profit attributable to:					
Owners of the Company Non-controlling interests	10,674 473	7,021 (251)	28,325 662	20,923 (489)	
Total comprehensive income for the period	11,147	6,770	28,987	20,434	
Earnings per share attributable to owners of the Com	pany (sen):				
- Basic - Diluted	3.25 N/A	2.24 N/A	8.45 N/A	6.34 N/A	

Notes:

"N/A" – Not applicable

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (8812-M))

## Condensed Consolidated Statement of Financial Position As at 30 September 2023 - Unaudited

	Note	<u>Unaudited</u> As at 30.9.2023 RM'000	<u>Audited</u> As at 31.12.2022 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment Right-of-use assets Investment properties Other investments Goodwill Deposits with licensed banks	10	53,204 2,623 23,152 3,130 5,910 1,269	47,284 2,703 23,199 3,048 5,910 1,243
		89,288	83,387
Current assets			
Inventories Trade and other receivables Contract assets Tax recoverable Investment Deposits with licensed banks Cash and bank balances		194,848 42,075 6,347 3,474 2,594 55,494 105,986 410,818	188,352 43,886 25,871 2,393 16,847 63,056 54,504 394,909
TOTAL ASSETS	9	500,106	478,296
EQUITY AND LIABILITIES			
Equity attributable to owners of the Company			
Share capital Treasury shares Capital reserve Currency translation reserve Retained profits		167,019 (947) 308 5,361 263,554	167,019 (947) 308 5,083 242,146
Non-controlling interests		435,295 1,417	413,609 755
Total equity		436,712	414,364
		. <u> </u>	

(Company No: 196901000472 (8812-M))

## Condensed Consolidated Statement of Financial Position As at 30 September 2023 - Unaudited (Continued)

	Note	<u>Unaudited</u> As at 30.9.2023 RM'000	<u>Audited</u> As at 31.12.2022 RM'000
Non-current liabilities			
Finance lease liabilities Deferred tax liabilities	22	22,154	22,671
		22,154	22,671
Current liabilities			
Trade and other payables Finance lease liabilities Bank overdraft Provision for taxation Dividends payable	22 22	40,652 12 - 576 -	40,577 68 - 616 -
		41,240	41,261
Total liabilities		63,394	63,932
TOTAL EQUITY AND LIABILITIES		500,106	478,296
Net assets per share attributable to owners of the Company (RM)		1.31	1.25

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (8812-M))

## Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 30 September 2023 - Unaudited

	<b> </b>	Attributable to shareholders of the Company						ł	
Not	Share e capital RM'000	Share premium RM'000	Treasury shares RM'000	Capital reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
Unaudited									
At 1 January 2023	167,019	-	(947)	308	5,083	242,146	413,609	755	414,364
Total comprehensive income/(loss) for the period	-	-	-	-	278	28,047	28,325	662	28,987
Transactions with owners:									
Increase in equity interest in subsidiary company Dividends on ordinary shares	-	-	-	-	-	(6,639)	- (6,639)	-	(6,639)
At 30 September 2023	167,019	-	(947)	308	5,361	263,554	435,295	1,417	436,712

(Company No: 196901000472 (8812-M))

### Condensed Consolidated Statement Of Changes In Equity For The Financial Period Ended 30 September 2023 - Unaudited (Continued)

		Attributable to shareholders of the Company								
	Note	Share capital RM'000	Share premium RM'000	Treasury shares RM'000	Capital reserve RM'000	Currency translation reserve RM'000	Retained profits RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
Audited										
At 1 January 2022		167,019	-	(947)	308	5,906	224,884	397,170	(646)	396,524
Total comprehensive income/(loss) for the period Transactions with owners:	1	-	-	-	-	(823)	23,866	23,043	(762)	22,281
Changes in composition of the Group							35	35	(35)	-
Increase in equity interest in subsidiary		-	-	-	-	-	-	-	2,198	2,198
Dividends on ordinary shares		-	-	-	-	-	(6,639)	(6,639)	-	(6,639)
At 31 December 2022		167,019	-	(947)	308	5,083	242,146	413,609	755	414,364

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (8812-M))

## Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 30 September 2023 - Unaudited

	Cumulative Period	
	9 months 30.9.2023 RM'000	ended 30.9.2022 RM'000
Cash flows from operating activities		
Profit before taxation Adjustments for non-cash items	37,447 1,427	25,480 (2,478)
Operating profit before working capital changes	38,874	23,002
Working capital changes Inventories Receivables, deposits and prepayments Payables and accruals	(6,496) 21,335 75	(14,855) 30,690 (1,779)
Cash generated from operations	53,788	37,058
Interest paid Interest received Income tax paid Income tax recovered	(2) 2,549 (10,932) 555	(5) 1,348 (7,781) -
Net cash from operating activities	45,958	30,620
Cash flows used in investing activities		
Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Purchase of other investments Proceeds from redemption of investments Proceeds from disposal of short term investment	(9,920) 72 14,253 -	(3,510) 3 (15,076) -
Net cash from/(used in) investing activities	4,405	(18,583)

(Company No: 196901000472 (8812-M))

### Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 30 September 2023 - Unaudited (Continued)

	Cumulativ	e Period
	9 months	ended
	30.9.2023 RM'000	30.9.2022 RM'000
Cash flows used in financing activities		
Repayment of finance lease liabilities Placement of fixed deposits under lien Payment of dividends	(56) (26) (6,639)	(58) - -
Net cash used in financing activities	(6,721)	(58)
Net increase in cash and cash equivalents Cash and cash equivalents at beginning of the financial period	43,642 117,560	11,979 110,255
Effects of foreign exchange rate changes	278	(113)
Cash and cash equivalents at end of the financial period	161,480	122,121
Cash and cash equivalents comprise:		
Deposits with licensed banks Cash and bank balances	55,494 105,986	63,890 58,231
	161,480	122,121

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

(Company No: 196901000472 (8812-M))

#### Notes To The Unaudited Condensed Consolidated Interim Financial Statements

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

Hil Industries Berhad is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of the Bursa Malaysia Securities Berhad.

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 23.11.2023.

#### 1. Basis of Preparation

These unaudited condensed consolidated interim financial statements have been prepared in accordance with Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and MFRS 134, *Interim Financial Reporting*, issued by the Malaysian Accounting Standards Board ("MASB").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2022. These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2022.

#### 2. Significant Accounting Policies

The significant accounting policies adopted in the preparation of the condensed consolidated interim financial statements are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2021, except for the adoption of Amendments to Standards and Issue Committee (IC) interpretations effective as of 1 January 2022, as disclosed below:

#### Effective for financial periods beginning on or after 1 January 2022

Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 116	Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contracts - Cost of Fulfilling a Contract
Annual improvement to MFRSs 2018-2020 C	Cycle

#### Effective for financial periods beginning on or after 1 January 2023

Insurance Contracts
Classification of Liabilities as Current or Non-current
Disclosure of Accounting Policies
Definition of Accounting Estimates
Deferred Tax related to Assets and Liabilities arising from a
Single Transaction

Amendments to MFRS 10	Sales or Contribution of Assets between an Investor
and MFRS 128	and its Associate or Joint Venture

The adoption of the above pronouncements did not have any material impact on the financial statements of the Group.

#### 3. Auditors' Report on Proceeding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2022 was not qualified.

(Company No: 196901000472 (8812-M))

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

#### 4. Comments about Seasonal or Cyclical Factors

The business operations of the Group are not materially affected by any seasonal or cyclical factors during the quarter under review.

#### 5. Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and financial period-to-date.

#### 6. Changes in Estimates

There were no changes in estimates that have had material effect in the current quarter and financial period-to-date results.

### 7. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period-to-date.

#### 8. Dividends Paid

On 06 July 2023, the Company paid a first and final single tier dividend in respect of the financial year ended 31 December 2022 of 2.00 sen per ordinary share, amounting to RM6,638,816.24.

(Company No: 196901000472 (8812-M))

## Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

### 9. Operating Segments

Segment information is presented in respect of the Group's business segments.

	Cumulat	ive Period
		hs ended
	30.9.2023 RM'000	30.9.2022 RM'000
Segment Revenue		
Revenue from:		
Manufacturing	94,957	85,096
Property development and management	55,758	40,176
Trading, services and others	641	208
Total revenue including inter-segment revenue	151,356	125,480
Elimination of inter-segment revenue	(667)	(312)
Revenue from external customers	150,689	125,168
Segment Results (External)		
Results from:		
Manufacturing	21,188	15,866
Property development and management	13,728	8,314
Trading, services and others	(16)	(43)
	34,900	24,137
Interest income	2,549	1,348
Finance costs	(2)	(5)
Profit before tax	37,447	25,480
Taxation	(8,738)	(4,934)
Profit after tax	28,709	20,546

(Company No: 196901000472 (8812-M))

## Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

### 9. Operating Segments (Continued)

	Cumulative Period	
	9 months ended	
	30.9.2023 RM'000	30.9.2022 RM'000
Segment Assets		
Segment assets of:		
Manufacturing	173,434	180,130
Property development and management	293,005	291,816
Trading, services and others	27,757	805
	494,196	472,751
Unallocated assets	5,910	5,910
Total consolidated assets	500,106	478,661

The Group's revenue for the nine months ended 30 September 2023 based on geographical location is presented as follows:

	Cumulat	Cumulative Period	
	9 mont 30.9.2023	hs ended 30.9.2022	
	S0.9.2025 RM'000	S0.9.2022 RM'000	
Location:			
Hong Kong	-	90	
Malaysia	150,026	124,258	
People's Republic of China	-	469	
Taiwan	563	-	
Thailand	100	351	
Total revenue	150,689	125,168	

(Company No: 196901000472 (8812-M))

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting

#### 10. Property, Plant and Equipment

#### Acquisitions and disposals

During the nine months ended 30 September 2023, the Group acquired items of property, plant and equipment with a cost of RM9,920,000 (nine months ended 30 September 2022: RM3,510,000). Items of property, plant and equipment with a net book value of RM227,000 were disposed during the nine months ended 30 September 2023 (nine months ended 30 September 2022: RM Nil), resulting in a gain on disposal of RM72,000 (nine months ended 30 September 2022: gain on disposal of RM3,000).

#### Valuation

The valuations of property, plant and equipment have been brought forward without amendment from the previous annual financial statements.

#### 11. Subsequent Events

There were no material events subsequent to the end of the financial year-to-date except for those disclosed in Note 19.

#### 12. Changes in Composition of the Group

There were no changes in the composition of the Group in the current financial year-to-date.

#### 13. Changes in Contingent Liabilities or Contingent Assets

There were no contingent liabilities or contingent assets since the last annual balance sheet as at 31 December 2022.

### 14. Capital Commitments

The amount of commitments in the interim financial report as at 30 September 2023 is as follows:

	RM'000
Authorised by the Directors but not contracted for	17,929
	17,929

(Company No: 196901000472 (8812-M))

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

#### 15. Performance Review

The revenue and profit before tax recorded by the Group for the financial period-to-date was RM150.689 million and RM37.447 million respectively.

This represented an increase of RM25.521 million in revenue or 20.39% of the revenue for the same period in the previous financial year ended 31 December 2022.

For the cumulative nine months ended 30 September 2023, the increase in the results for the financial period-todate was RM11.967 million or 46.97% of the results for the same period in the previous financial year ended 31 December 2022.

The performance of the respective operating segments for the financial period-to-date as compared to the corresponding financial period-to-date in the preceding financial year is analysed as follows:

#### a) Manufacturing segment

The overall manufacturing segment registered an increase in revenue of 11.59% and an increase in results of 33.54%, for the current financial period-to-date respectively as compared to the corresponding financial period-to-date in the preceding financial year primarily due to the continued good demand for our products as a result of the strong performance of the automotive sector.

#### b) Property development and management segment

The property development and management segment registered an increase in revenue and results for the current financial period-to-date of 38.78% and 65.12% respectively as compared to the corresponding financial period-to-date in the preceding financial year due to encouraging sales from our recently launched Amverton Hills 154 units terraces project and Amverton Links Townhouse.

#### c) Trading, services and others segment

The trading, services and other segment registered an increase in revenue and reduction in losses for the current financial period-to-date of 208.17% and 62.79% respectively as compared to the corresponding financial period-to-date in the preceding financial year due to the fact that our trading division only commenced business operations in June 2022.

(Company No: 196901000472 (8812-M))

**Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)** In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

#### 16. Variation of Results Against Preceding Quarter

The revenue and profit before tax for the current quarter were RM58.776 million and RM14.465 million respectively compared to revenue of RM49.076 million and profit before tax of RM13.369 million for the immediate preceding quarter ended 30 June 2023. The increase in revenue and results was mainly due to the continued good performance from the manufacturing division as well as a satisfactory performance from the property division.

#### 17. Current Year Prospects

For our manufacturing division we expect to continue to perform well due to the continual strong demand and performance of the automotive industry. Our new factory in Bukit Sentosa is expected to start operations by end of 2023 and will enable us to expand our capacity. We will continue to source and bid for new customers as well as try to obtain new sources of business from our existing customers to ensure the continual growth of our company.

As for the property division, our 100 units garden townhouses has seen good demand since our launch in Q4 2022. We expect to achieve 100% sales by end of 2023. At the same time we have also launched our 154 units terraces in Sungai Buloh in Q1 2023, and the response has also been very encouraging and we also expect to achieve 100% sales for this project by the end of this year. These 2 projects would be our main revenue contributor whilst we wait to launch our other projects in Carey Island as well as our super link terrace houses in Amverton Links towards the later part of 2023.

Barring any unforeseen circumstances, such as a worldwide recession, the Group is cautiously optimistic to continue to perform well in the financial year 2023.

#### 18. Profit Forecast or Profit Guarantee

The Group did not issue any profit forecast or profit guarantee.

(Company No: 196901000472 (8812-M))

Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

#### **19.** Corporate Proposals

Save for the proposals disclosed below, there were no corporate proposals announced but not completed as at 23 November 2023:

- (i) Amverton Prop Sdn. Bhd. ("Amverton Prop"), an indirect wholly-owned subsidiary of HIL Industries Berhad ("the Company"), had on 12 October 2023 entered into a conditional share sale agreement between Amverton Prop and Puan Sri Datin Catherine Yeoh Eng Neo, Dato' Milton Norman Ng Kwee Leong and Konsep Kekal Sdn. Bhd. (collectively, "Vendors") for the proposed acquisition of 4 existing ordinary shares in Broadwise Corporation Sdn. Bhd. ("BCSB"), representing 100% equity interest in BCSB, for a total purchase consideration of RM46.0 million to be satisfied in cash.
- (ii) Amverton Prop had on 1 November 2023 entered into a conditional sale and purchase agreement with A & M Modern Homes Sdn. Bhd. to acquire a parcel of freehold land measuring approximately 3.0 acres (or 12,270 square meters ("sq. m")) identified as Lot 2369 held under individual Title No. GM 1745 in Sg Teba, Mukim Batu, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur, for a purchase consideration of RM47.0 million to be satisfied in cash.

#### 20. Profit before taxation

	Current Quarter 3 months ended 30.9.2023 RM'000	Year-To- Date 9 months ended 30.9.2023 RM'000
Profit before taxation is arrived at after charging/(crediting):		
Depreciation of property, plant and equipment and investment properties	1,352	3,850
Loss/(Gain) on disposal of property, plant and equipment	32	72
Interest expense	-	2
Interest income	(905)	(2,549)
Net foreign exchange loss/(gain):		
- Realised - (Gain)/Loss	(162)	26
- Unrealised - (Gain)/Loss	(1,488)	(304)

Other than the above items, there were no other income including investment income, gain or loss on disposal of quoted and unquoted investment or properties, impairment of assets, gain or loss on derivatives and other exceptional items.

(Company No: 196901000472 (8812-M))

# Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

### 21. Taxation

	Individual Period		Cumulative Period	
	3 month 30.9.2023 RM'000	s ended 30.9.2022 RM'000	9 mont 30.9.2023 RM'000	hs ended 30.9.2022 RM'000
In respect of current financial year:				
<ul><li>Malaysian income tax</li><li>Deferred tax</li></ul>	3,042 154	2,416 (284)	7,944 794	6,328 (1,394)
	3,196	2,132	8,738	4,934
	-	-	-	-

### 22. Borrowings

	As at 30.9.2023 RM'000	As at 31.12.2022 RM'000
Non-current		
- Secured	-	-
Current		
- Secured	12	68
	12	68

The borrowings are all denominated in Ringgit Malaysia.

### 23. Material Litigation

As at the reporting date, there was no material litigation against the Group.

### 24. Dividend

There was no dividend proposed or declared in respect of the current quarter under review.

(Company No: 196901000472 (8812-M))

### Notes To The Unaudited Condensed Consolidated Interim Financial Statements (Continued)

In compliance with Bursa Malaysia Listing Requirements: Chapter 9, Appendix 9B, Part A

#### 25. Earnings Per Share

#### (a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual Period 3 months ended		Cumulative Period 9 months ended	
	30.9.2023	30.9.2022	30.9.2023	30.9.2022
Profit for the period attributable				
to owners of the Company (RM'000)	10,796	7,419	28,047	21,035
Weighted average number				
of ordinary shares in issue ('000)	331,941	331,941	331,941	331,941
Basic earnings per share (sen)	3.25	2.24	8.45	6.34
to owners of the Company (RM'000) Weighted average number of ordinary shares in issue ('000)	10,796 331,941	7,419 331,941	28,047 331,941	21,035 331,941

#### (b) Diluted earnings per share

Diluted earnings per share is not applicable for the financial period as the unexercised warrants issued during the current financial period is anti-dilutive in nature. This is due to the company's share price is below the exercise price.